

October 21, 2020

Our File No: PLCON202001077

BY E-MAIL ONLY

Town of Pelham
Planning Department/Committee of Adjustment
20 Pelham Town Square,
P.O. Box 400,
Fonthill ON
L0S 1C0

Attention: Nancy Bozzato, Secretary Treasurer of the Committee of Adjustment

Subject: Application for Consent, (B9/2020P)
1431 STATION ST
ARN 273203000402100

NPCA staff have reviewed the above noted application and offer the following comments.

Application B9/2020P is made for consent to convey 2,850.3 metres of land (Part 2) to be added to the abutting property to the south (Parts 3 and 4) for future development. Part 1 is to be retained for continued residential use of the dwelling known municipally as 1431 Station Street.

The Niagara Peninsula Conservation Authority staff have reviewed the regulated mapping for the subject property and note the property is impacted by an NPCA regulated watercourse.

NPCA Policy

NPCA Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document.

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies for the Administration of Ontario Regulation 155/06 and The Planning Act*. (NPCA policies) provides direction for managing NPCA regulated features.

The subject properties identified in the application as Parts 3 and 4 are impacted by a regulated watercourse with a 15-metre buffer, and Part 2 contains part of the regulated watercourse's 15 metre buffer. As such, the NPCA does not object to the proposed lot line adjustment, but would require review and approval of any proposed development adjacent to the regulated watercourse to ensure there are no negative impacts to this regulated feature.

Conclusion

The NPCA has no objections to the proposed consent application **B9/2020P**, but will require circulation of all upcoming site developments, and may require review and approval prior to the commencement of proposed works.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nick Godfrey', with a large, stylized flourish at the end.

Nicholas Godfrey,
Watershed Planner
(905) 788-3135, ext. 278